

April 29, 2017 Board Meeting Minutes (9:04 – 9:56)

Board members present (T. Smith, President; A. Asby, Vice President; B. Holland, Secretary; J. Morrissey; S. Satterwhite; R. Blackman) J. Beard, Treasurer - absent

- Meeting held to discuss Miller parcels in Spinnaker Pointe.
 - Tom addressed the letter that he had sent to the Millers regarding the parcels/lots in Spinnaker Pointe. The letter is attached (will be attached in records).
 - After the letter was discussed, J. Beard's email was discussed and the board members were all in agreement with her assessment of the situation. The email is attached.
 - R. Miller arrived at 9:12. He was invited by S. Satterwhite.
 - After explaining to R. Miller the board's position, R. Miller proposed merging the parcels into 3 lots.
 - R. Miller explained that it would cost \$750 to merge the lots; however, SPHOA would lose money by not being able to collect individual dues on each lot.
 - A. Asby and B. Holland explained that the situation was not about collecting the increased revenue but instead about being fair to all of the individual lot owners. Each owner is currently required to pay dues for their lot and the lots that the Miller's own have not been assessed the same individual dues as the remaining SPHOA members.
 - R. Miller inquired as to why it has taken so long to re-assess the fees. The SPHOA board indicated that when the Millers were questioned about the legitimacy of the previous claims that their lots had been merged, the Millers were unable to provide documentation of the merging. When tax records were reviewed, it was shown that the lots are all taxed individually. This incorrect assumption (i.e., that the lots had been merged) has led to the conclusion that the Millers are being undercharged for their lot home owners dues.
 - An agreement was made that the Millers would combine their parcels into three lots. R. Miller agreed to have the lots merged into 3 lots by 01 September 2017. If the lots are not merged, R. Miller agreed that he would notify the SPHOA if he is unable to merge the lots.
 - If the lots are not merged by 01 September 2017, the Millers owe 2017-2018 SPHOA dues of \$5,360.00. R. Miller will be assessed \$1,520.00 for 4 lots (400.00 x 3, 320.00 x 1 = \$1520.00) due by July 15, 2017 assuming that the lots will be merged. If proof of merging is not filed with county and presented to the SPHOA board by 01 September 2017, the Millers will be assessed an additional \$3,840.00 due by 15 September 2017.
- R. Miller stated that he will be exchanging boat slips with the Franks. He will draft a certified letter stating that he is exchanging boat slip 27 for boat slip 49. This letter will be filed with the SPHOA as an official record of the exchange. (Boat slip switch letter was received 5/7/17 and filed with SPPOA Board.)